

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 21st day of January, 2004, by Talquin Electric Cooperative, Inc., whose mailing address is P.O. Box 1679, Quincy, Florida 32353-1679 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall ensure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Talquin Electric Cooperative, Inc.
(Name of Corporation Typewritten)

Mallory E. Green
(Signature of Officer or Agent)

Mallory E. Green, President
(Print Name and Title of Officer or Agent)

WITNESSES:

Gary Stallons
(Sign)

Gary Stallons
(Print Name)

Kenneth A. Cowen
(Sign)

Kenneth A. Cowen
(Print Name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 21st day of January, 2004, by Mal Green, President
(name of officer or agent, title of officer or agent)

of Talquin Electric Cooperative, Inc., a Florida corporation, on behalf of the corporation.
(name of corporation acknowledging) (state or place of Incorporation)

He is personally known to me or has produced _____ as identification.
(type of Identification)

Debra F. Sansom
(Signature of Notary)

Debra F. Sansom
(Print, Type or Stamp Name of Notary)

Senior Administrative Secretary
(Title or Rank)

(Serial Number, If Any)

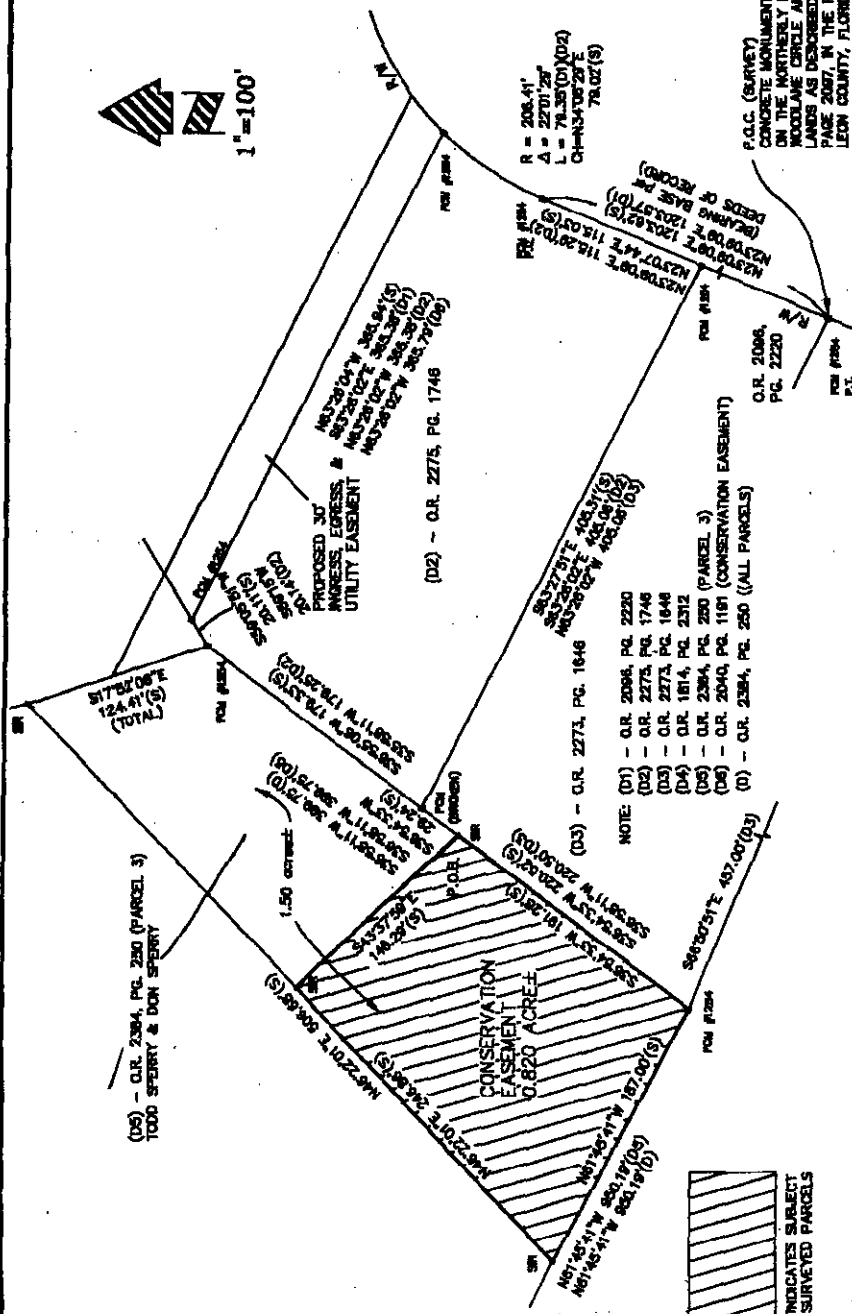


Debra F. Sansom
Commission # DD258755
Expires December 30, 2007
Bonded Troy Fan - Insurance Inc. 800-386-7019

BOUNDARY SURVEY OF:
A 0.820 ACRE CONSERVATION EASEMENT,
BEING A PORTION OF LANDS
AS DESCRIBED IN O.R. BOOK 2384, PAGE 250,
PUBLIC RECORDS OF LEON COUNTY, FLORIDA
PROPERTY ADDRESS: WOODLANE CIRCLE

CERTIFIED TO:
JIM STODHAM & ASSOCIATES, INC.
TALQUIN ELECTRIC COOPERATIVE.

EXHIBIT "A"
PAGE 1 OF 2



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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6 - CONTINUED
 7 - BASELINE
 8 - BASELINE
 9 - WATER WALKER
 10 - WALKED PACE
 11 - TESTED ROAD AND WALK
 12 - OFFICIAL RECORD BOOK
 13 - PLAT BOOK OR PLAT BOOK
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THIS PROPERTY LIES IN ZONE " X " AS PER THE FEDERAL
INSURANCE RATE MAPS FOR LEON COUNTY, FLORIDA
PANEL NO. 120143 0115 0 . DATE 11/19/87
EXEMPTION:

X - AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN.
SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD.
A - NO BASE FLOOD ELEVATIONS DETERMINED.
AE - BASE FLOOD ELEVATIONS DETERMINED.
BASE FLOOD ELEVATION: N.A.V.D.
CENTRAL GOVERNMENT VERTICAL CURVE

[illegible]

SEAL

UNLESS IT BEAR THE
ORIGINAL SIGNED SEAL OF
THE FLORIDA BOARD OF
SURVEYING AND MAPPING,
THIS MAP IS FOR
INFORMATIONAL PURPOSES
ONLY.

DATE: 7-26-04

SURVEYOR & MAPPER: PAUL EDWARD STRINEY

FLORIDA LICENSE NO. 0005760

JOB NO.: 03-024	SCALE: 1" = 100'	SECTION: 31	TOWNSHIP: 2-N	RANGE: 1-W	DRAWN BY: PES	SHEET: 1 OF 2
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Attachment # 1A
Page 4 of 4

EXHIBIT "A", PAGE 2 OF 2
Vern Taylor & Associates, Inc.

Professional Surveyors and Mappers
1546-3 Metropolitan Boulevard
Tallahassee, FL 32308-3775
Office (850) 386-7343 - Fax (850) 385-9474

LEGAL DESCRIPTION (CONSERVATION EASEMENT)

A 0.820 ACRE+/- PARCEL, BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2384, PAGE 250 (PARCEL 3), IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a concrete monument #1254 marking a point of tangency on the Northerly right of way boundary of Woodlane Circle (said point also marking the Southeasterly corner of lands as described in Official Records Book 1427, Page 2097, in the Public Records of Leon County, Florida, thence along said Northerly right of way boundary run North 23 degrees 09 minutes 09 seconds East (bearing base) 1203.62 feet to a concrete monument #1254 and a point of curve concave to the Southeasterly, thence run along said Northerly right of way boundary and said curve having a radius of 206.41 feet through a central angle of 22 degrees 01 minutes 29 seconds for an arc distance of 79.35 feet (the field surveyed chord of said curve bears North 34 degrees 06 minutes 29 seconds East 79.02 feet) to a concrete monument #1254, thence leaving said Northerly right of way boundary and said curve run North 63 degrees 26 minutes 04 seconds West 365.94 feet to a concrete monument #1254, thence run South 59 degrees 05 minutes 51 seconds West 20.11 feet to a concrete monument #1254 thence run South 36 degrees 55 minutes 06 seconds West 179.33 feet to a found concrete monument (Broken), thence Run South 36 degrees 54 minutes 33 seconds West 29.24 feet the POINT OF BEGINNING.

From said POINT OF BEGINNING thence run South 36 degrees 54 minutes 33 seconds West 191.28 feet to a concrete monument #1254 marking the Southwest corner of lands as described in Official Records Book 2384, Page 250 (Parcel 3), in the Public Records of Leon County, Florida, thence run North 61 degrees 45 minutes 41 seconds West 187.00 feet, thence run North 46 degrees 22 minutes 01 seconds East 246.86 feet, thence run South 43 degrees 37 minutes 59 seconds East 146.29 feet to the POINT OF BEGINNING, containing 0.820 acre, more or less. Said tract situate, lying, and being in Section 31, Township 2 North, Range 1 West, Leon County, Florida.

Job No: 03-024

Sheet 2 of 2

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